

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of Identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	CORAL RIDGE YACHT CLUB INC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2800 YACHT CLUB BLVD
E-mail Address	CORALRIDGEYACHTCLUB.COM
Phone Number	(954) 566-7886 or L. BOHANNON (954) 817-7335
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	LAWRENCE J. BOHANNON
Applicant / Agent's Signature	<i>Lawrence J. Bohannon</i>
Address, City, State, Zip	1741 SE 2ND AVE FORT LAUDERDALE FL 33316
E-mail Address	LBOHANNON@BOHANNONROGERS.COM
Phone Number	(954) 523-2800
Letter of Consent Submitted	YES

Development / Project Name	GATE
Development / Project Address	Existing: 2800 YACHT CLUB BLVD New: 2800 YACHT CLUB BLVD.
Legal Description	CORAL RIDGE SOUTH ADD RESUB OF BLK 6 FDR OF ALES 84 41-27 B
Tax ID Folio Numbers (For all parcels in development)	494236-06-0010
Request / Description of Project	VACATION of cul-de-sac right of way
Applicable ULDR Sections	47-24.6
Total Estimated Cost of Project	\$ 15,000 (Including land costs)

Current Land Use Designation	YACHT CLUB
Current Zoning Designation	YACHT CLUB
Current Use of Property	YACHT CLUB

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

CORAL RIDGE YACHT CLUB

ENTRYWAY



prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG = CHORD BEARING
TAN.BRG = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
P = PLAT
7 = NUMBER OF PARKING SPACES

ELEV = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
CL = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.G. = PAGE
R/W = RIGHT-OF-WAY
MEAS = MEASURED
W/F = WEETFACE
S.T.L. = SURVEY TIE LINE

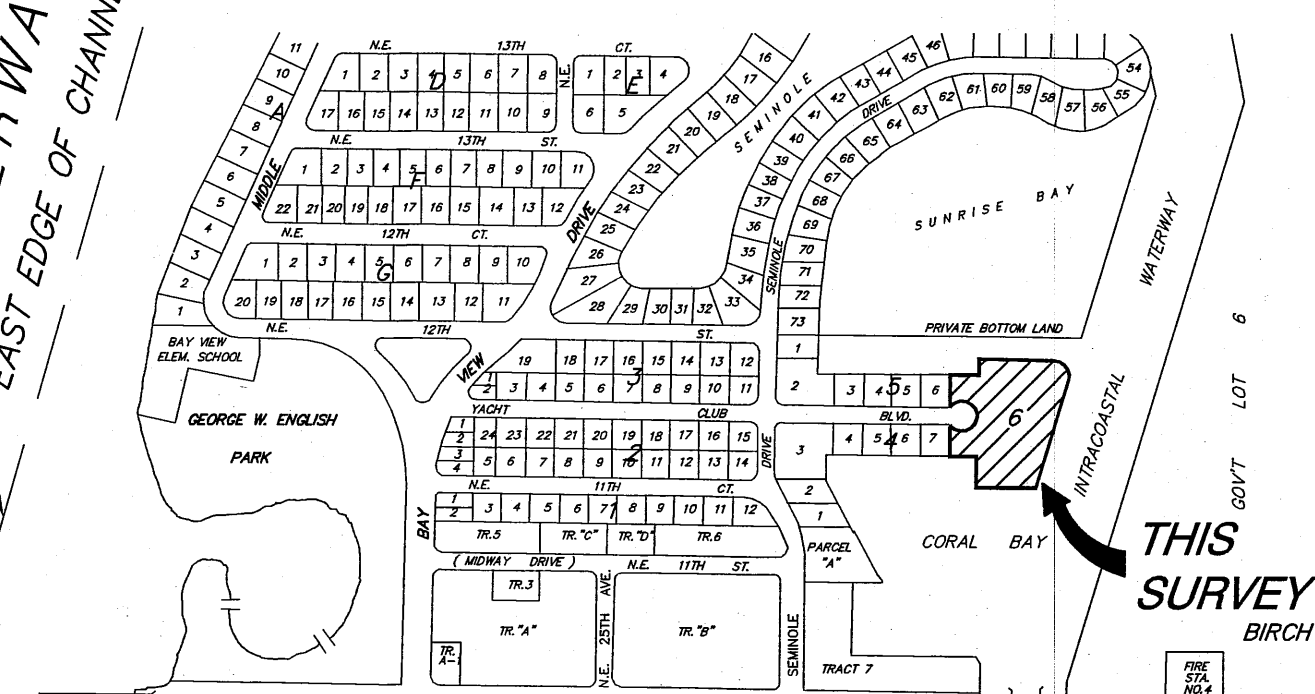
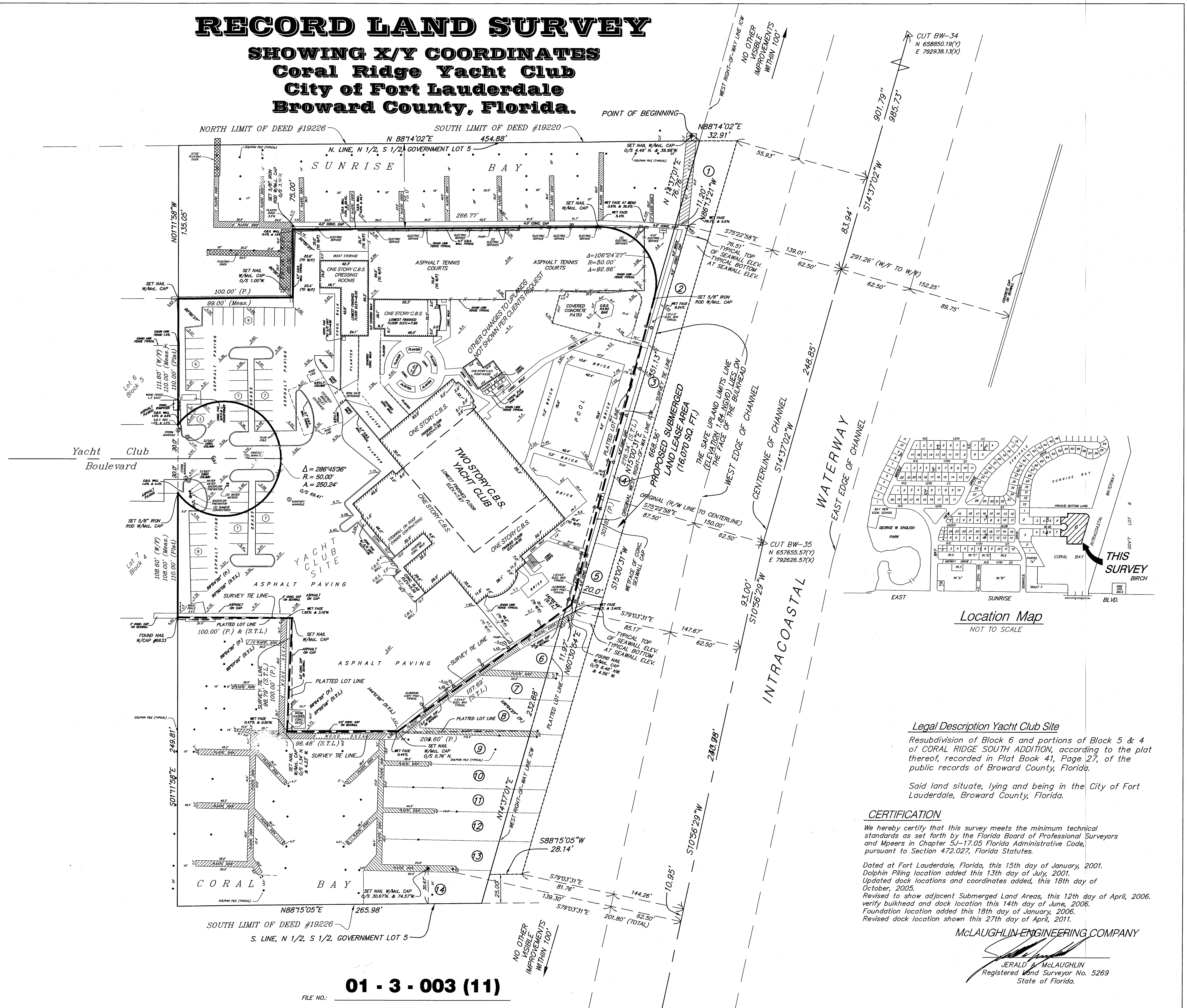
RECORD LAND SURVEY

SHOWING X/Y COORDINATES

Coral Ridge Yacht Club

City of Fort Lauderdale

Broward County, Florida.



Location Map
NOT TO SCALE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: N.W. fire hydrant @ 2760 Yacht Club Boulevard, Elev.=6.91
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: $\text{NGVD} \pm$
- 8) This property lies in Flood Zone "AE", Elev.= 2.0'. Per Flood Insurance Rate Map No. 12011C0217 F, Community Panel No. 125105, Dated: August 18, 1992, Index Map Dated: October 2, 1997.
- 9) Upland Legal Description shown as furnished by client.
- 10) Bearings and coordinates shown refer to U.S. ARMY CORPS OF ENGINEERS 10th Project Control Map, File 88-24,258, Sheet 16 of 20.
- 11) The coordinates and dimensions as shown on this drawing meet or exceed the one (1) foot tolerance requirements of the Corps of Engineers.

Legal Description Yacht Club Site

Resubdivision of Block 6 and portions of Block 5 & 4 of CORAL RIDGE SOUTH ADDITION, according to the plat thereof, recorded in Plat Book 41, Page 27, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mepeers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of January, 2001.
Dolphin Piling location added this 13th day of July, 2001.
Updated dock locations and coordinates added, this 18th day of October, 2005.
Revised to show adjacent Submerged Land Areas, this 12th day of April, 2006.
verify bulkhead and dock location this 14th day of June, 2006.
Foundation location added this 18th day of January, 2006.
Revised dock location shown this 27th day of April, 2011.

McLAUGHLIN ENGINEERING COMPANY
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

OFFICE NOTES
FIELD BOOK NO. LB#207/70-71 & 76-79, LB#211/14-16 & PRINTS, PRINT
JOB ORDER NO. T-4542, T-5444, U-1564, U-2180, U-3129, U-6521
CHECKED BY: _____
DRAWN BY: DRP, E.W.J., J.M.M., DRP, RDR
REFERENCE DRAWING: 86 - 3 - 031
C:\RUDY\2011\U6521.dwg\U6521.dwg 5/4/2011 9:46:03 AM EDT

01 - 3 - 003 (11)

FILE NO.:



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: October 27, 2015

Project Name: Coral Ridge Yacht Club Inc. / Coral Ridge Yacht Club Entry

Case Number: V15007

Request: Right-of-Way Vacation: Vacate the Terminus of Yacht Club Boulevard

Location: 2800 Yacht Club Boulevard

Zoning: Parks, Recreation and Open Space (P)

Land Use: Commercial Recreation

Project Planner: Randall Robinson

Case Number: V15007

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Proposed improvements (i.e. hammerhead turnaround layout) must overlay complete topographic mapping of the existing field condition including all above-ground features, in order to identify feasibility and potential conflicts.
2. Plan shall show how proposed turnaround will function with respect to the existing above-ground features.
3. Please contact City's Public Works Department, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809 for water and sewer utilities and Marie Pierce at MarieP@fortlauderdale.gov or 954-828-7847 for stormwater infrastructure, to verify and determine whether there are any public utilities present within the Right-of-Way to be vacated. A surveyed location of the utilities shall be provided to staff for review. In addition, full cost of relocation of any utility shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation.
4. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way.
5. Submit the stamped copy of the surveyor's sketch and description to the City's Surveyor for his review of the legal description of the easement considered for vacation and his approval. Then, route the surveyor's sketch to the Urban Design Engineer for signoff prior to submittal to the case planner for final authorization to present this item to the City Commission.
6. Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee. This Engineer Certificate shall be executed by the proper authorities and recorded in the public records of Broward County. A copy of the recorded certificate is provided to City. The City Engineer's certificate shall also state that all the existing facilities within the vacated easement have been relocated or abandoned.
7. Additional comments may be forthcoming at the meeting.

Case Number: V15007

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee is required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27).
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

3. It is acknowledged that applicant has provided narrative responses to Sec. 47-24.6.A.4, Criteria for Right-of-Way Vacation, however please note that the narratives should include reference to each ULDR criteria followed by responses by the applicant. Also indicate the project's compliance with Sec. 47-25.2, Adequacy Requirements by providing a point-by-point narrative response, on letterhead, with date and author indicated. Attach narratives to all subsequent submittals.
4. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
5. Show proposed gate on plans.
6. Signoffs from the City Surveyor and the City's Urban Design Engineer will be required prior to Planning and Zoning Board submittal.
7. Provide a signed and sealed survey and legal description in the "Sketch and Legal" format.
8. Letters must be provided from the following utility companies: Florida Power & Light, Bellsouth, Comcast Cable, TECO Gas as well as the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to

item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal.

Please note the resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

Case Number: V15007

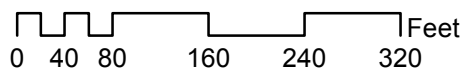
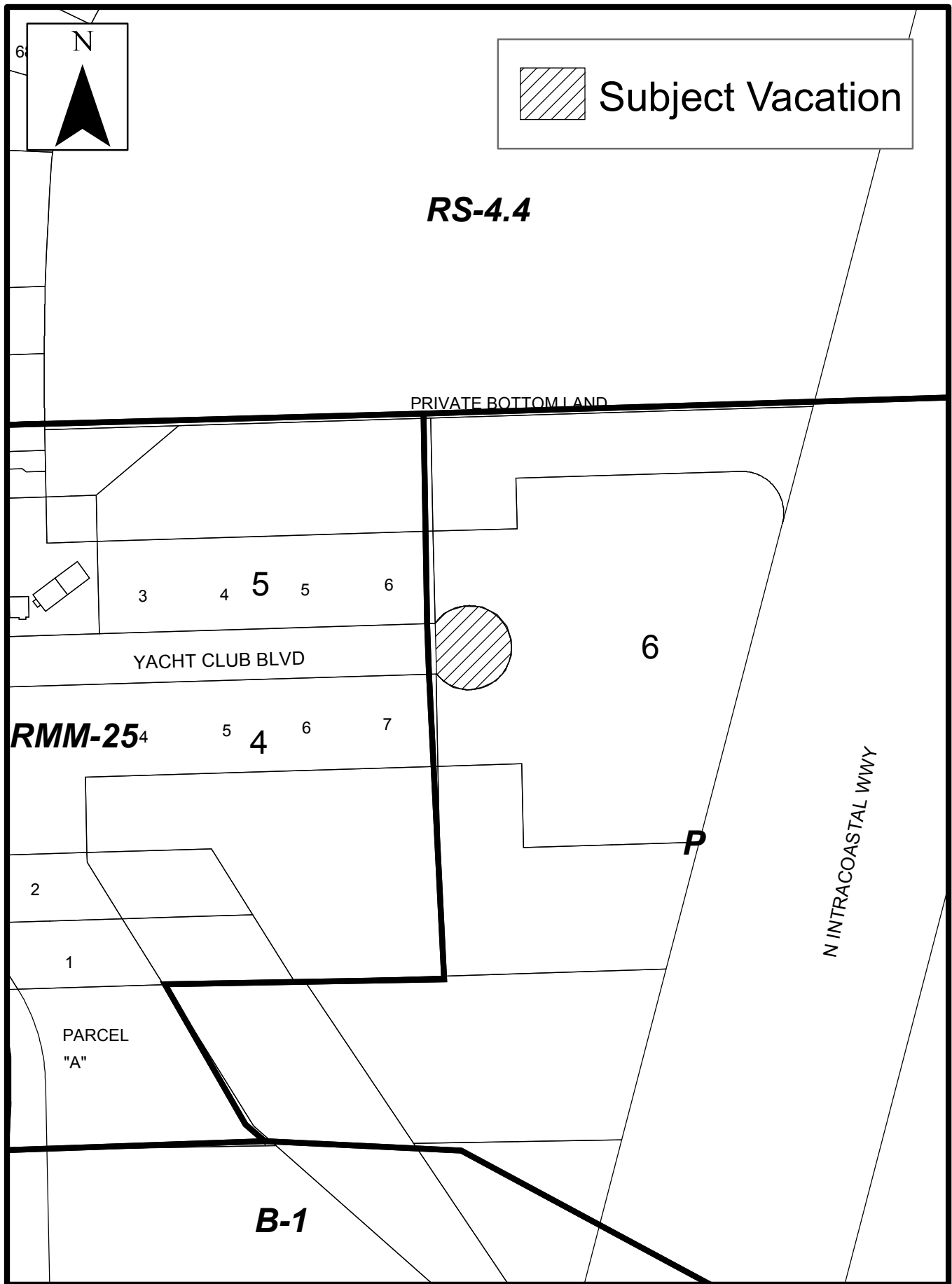
CASE COMMENTS:

1. Provide a site plan showing the existing and proposed city ROW dimensions. Residential street rights-of-way shall be not less than 50ft, except when a greater right-of-way is specified in the Broward County Trafficways Plan. § 47-24.5.
2. Ensure proposed hammerhead turnaround space does not encroach onto existing parking residential spaces.
3. Demonstrate the closure of a right-of-way shall not adversely impact pedestrian traffic and how the right-of-way is no longer needed for public purposes. Sec. 47-24.6
4. Additional comments may be provided on further review.
5. Signature Required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



V15007